IN OR 1009/383
R673078 & R673079

HORNE RUTH
86118 JAGGED TRAIL
YULEE, FL 32097

2025

38-2N-27-0000-0019-0120

BUILDING CHARACTERISTICS

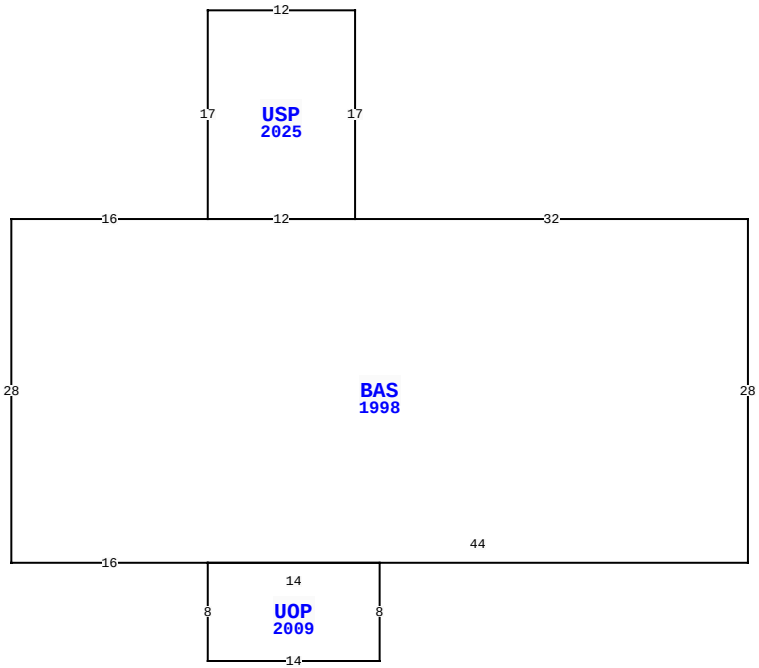
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1998	1,680	70,372
UOP	112	25	2009	28	1,173
USP	204	50	2025	102	4,272
TOTALS	1,996			1,810	75,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,810	123.2000	104.72	189,543	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1999 Heated Area: 1680 HX Base Yr 1999



86118 JAGGED TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,817
TOTAL MARKET OB/XF VALUE		1,856
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		162,673
SOH/AGL Deduction		89,508
ASSESSED VALUE		73,165
TOTAL EXEMPTION VALUE	HX HB DX	53,165
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		162,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,188

MISC ALUMN STRG/PL SHEDS = NV : KW 5/2025
1998 SPRI _ R673078 & R673079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
98-2102	MH MOVE-ON	0	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1009/0383	9/24/2001	QC	Q	I	01	79,800
GRANTOR: HORNE JAMES C SR & HE						
GRANTEE: HORNE JAMES C JR &						
0856/1319	11/24/1998	QC	Q	I	01	100
GRANTOR: HORNE JAMES C SR & HE						
GRANTEE: HORNE JAMES C JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W32 W12 W16 S28 E16 E44 N28 $
UOP=[YR=2009;ORIG=-44,28] S8 E14 N8 W14 $
USP=[YR=2025;ORIG=-44,0] E12 N17 W12 S17 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1997	1997	3	20	128	
3	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2003	2003	3	30	1,728	

LAND DESCRIPTION

TOTAL OB/XF 1,856

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/30/2025 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS